| 034.0 | 0003 | 0026.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 490,000 / 490,000 |
| | | | | | USE VALUE: | 490,000 / 490,000 |
| | | | | | ASSESSED: | 490,000 / 490,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 109 | | SUNNYSIDE AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | ROBERTS J KENNETH--ETAL | |
| Owner 2: | ROBERTS CAROLA VE | |
| Owner 3: | | |
| Street 1: | 109 SUNNYSIDE AVE | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .071 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 1001 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 3088.000 | 161,900 | | 328,100 | 490,000 |
| Total Card | 0.071 | 161,900 | | 328,100 | 490,000 |
| Total Parcel | 0.071 | 161,900 | | 328,100 | 490,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.51 | /Parcel: 489.51

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23593
GIS Ref:
GIS Ref:
Insp Date: 12/07/18

!2798!

## PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0026.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 161,900 | 0 | 3,088. | 328,100 | 490,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 161,900 | 0 | 3,088. | 328,100 | 490,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 162,000 | 0 | 3,088. | 328,100 | 490,100 | 490,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 129,100 | 0 | 3,088. | 297,300 | 426,400 | 426,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 129,100 | 0 | 3,088. | 282,000 | 411,100 | 411,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 129,100 | 0 | 3,088. | 246,100 | 375,200 | 375,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 129,100 | 0 | 3,088. | 210,200 | 339,300 | 339,300 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 102,600 | 0 | 3,088. | 194,800 | 297,400 | 297,400 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 22:03:50 |

## LAST REV

| Date | Time |
|---|---|
| 05/14/19 | 14:13:55 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2798

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 15817-158 | | 10/1/1984 | | 78,900 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 23593 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/6/2003 | 333 | Wood Dec | 5,050 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/7/2018 | MEAS&NOTICE | CC | Chris C |
| 1/14/2009 | Meas/Inspect | 294 | PATRIOT |
| 3/15/2000 | Inspected | 276 | PATRIOT |
| 2/23/2000 | Measured | 263 | PATRIOT |
| 8/11/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 3088 | | Sq. Ft. | Site | | 0 | 64. | 1.66 | 3 | | | | | | | | | 328,089 | | | | | | 328,100 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.07089 | Total SF/SM: | 3088 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 328,089 | Spl Credit | | Total: | 328,100 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 23 - Row House | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | 26 - Wood | 5 | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1947 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 5 - Lino/Vinyl | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | 25 | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.92999452 |
| Adj $ / SQ: | 125.549 |
| Other Features: | 71000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 219972 |
| Depreciation: | 58073 |
| Depreciated Total: | 161899 |

## COMMENTS

COMMON WALL.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

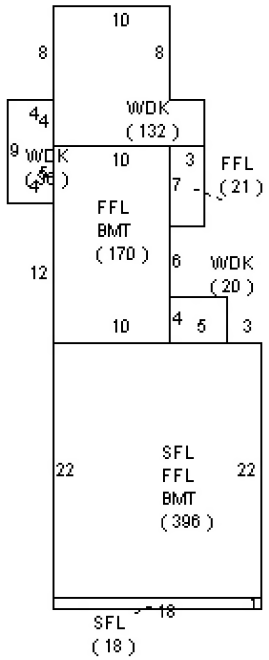
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 125.55 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 92.25 |
| Final Total: | 161900 | Val/Su SzAd | 161.74 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 587 | 125.550 | 73,697 |
| BMT | Basement | 566 | 37.660 | 21,318 |
| SFL | Second Floor | 414 | 125.550 | 51,977 |
| WDK | Deck | 188 | 10.530 | 1,979 |

| Net Sketched Area: | 1,755 | Total: | 148,971 |
|---|---|---|---|
| Size Ad | 1001 | Gross Area | 1755 | FinArea | 1001 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

034.0-0003-0026.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc